



MARiPOSA

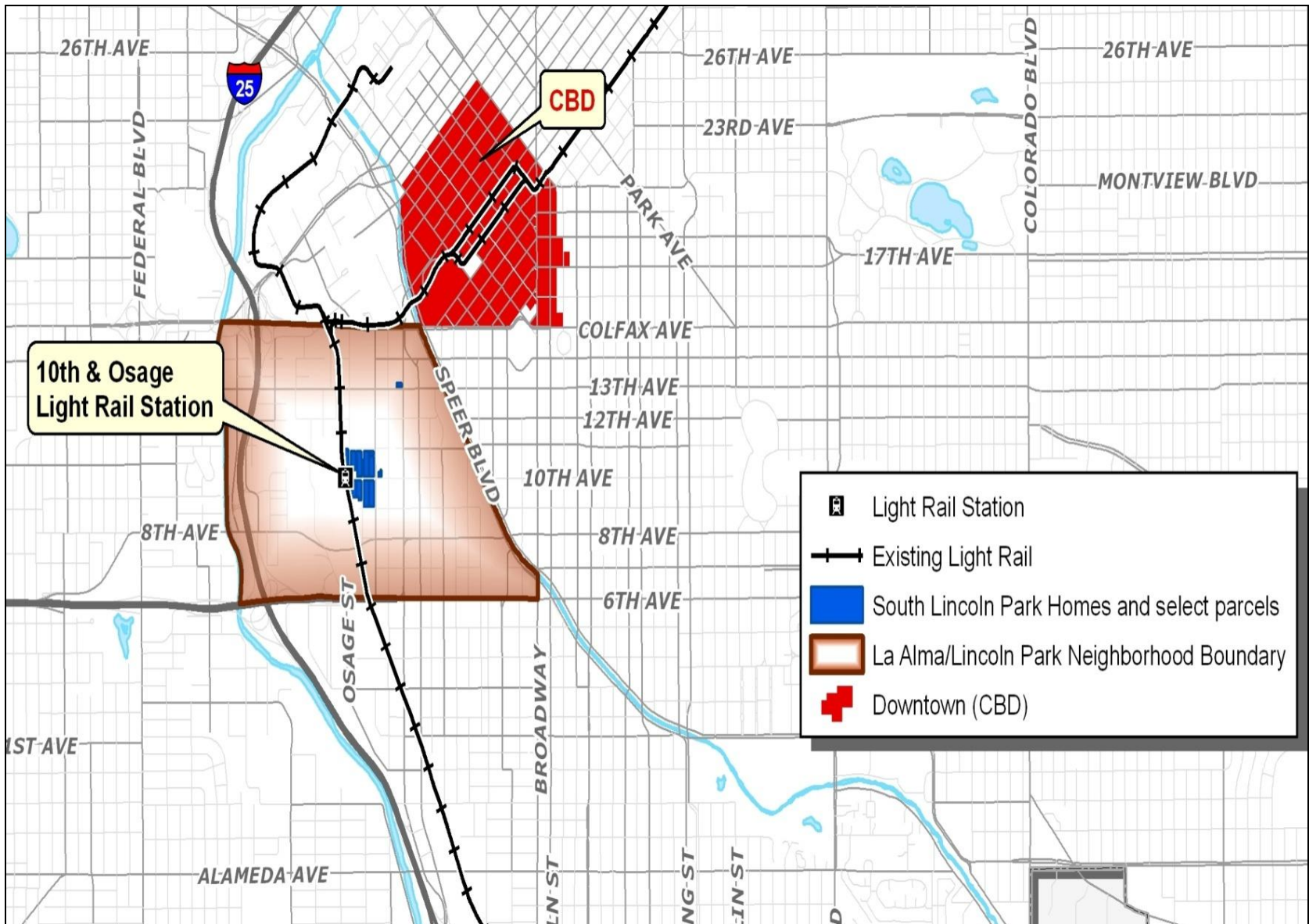
the South Lincoln Redevelopment, Denver, CO

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South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO



South Lincoln Homes – pre-redevelopment

Physical Distress in 2009: concentrated poverty and physical distress



Spillover into adjacent areas

Physical Distress in 2009: not displaying attributes of a livable community



Pre-development Activity

pre-2009

City and EPA recognized the redevelopment opportunity of the site due to neighborhood organizing and avocation of investment into the area

Brownfield identified and cleaned up with EPA grant to remove soil contamination that occurred while the site was used as a storage yard for adjacent rail users

- * \$200,000 EPA brownfields assessment grant

- * \$ 40,000 City of Denver (OED) economic incentive fund-grant match

- * \$227,551 CDBG

Following clean up The City of Denver sold the land to Denver Housing Authority, an adjacent land owner, to ensure DHA's South Lincoln Homes revitalization activity was feasible (build first, demolish second).

The clean site and DHA's pre-development planning work rendered the site **“shovel ready”** which lead to a \$10m Stimulus Award in 2009.

Community Outreach

in 2009 - 2010

140 + community meetings or group interviews to review goals, concerns, concept options and site amenities for the South Lincoln Redevelopment Master Plan.

12 Steering Committee meetings to review comments by the community, troubleshoot design ideas and offer guidance to the Master Plan.

Over 550 comments received. Comments received at each of these meetings were used by the Steering Committee and design team to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.



Community outreach identified the need to ensure “Holistic Sustainability” for a Livable Community

- How could the redevelopment incorporate:
 - transportation,
 - housing,
 - community development,
 - economic development,
 - jobs,
 - energy, and
 - environmental needs and goals.
- DHA started with a Health Impact Assessment (HIA) to identify the baseline of issues
 - Interviews, survey data, Denver Health data, pedestrian quality index, food audit
- Health issues were identified and recommendations were made to enhance:
 - social and mental wellbeing,
 - natural environment,
 - built environment,
 - transportation,
 - access, and
 - safety.

Denver **Healthy Development Measurement Tool** application for South Lincoln:

- Was identified as the metric to track the impact of the Built Environment on the quality of health of residents.
 - Would the redevelopment support a Livable Community?
- Provides structure and objectives, as well as indicators
 - Environmental Stewardship,
 - Sustainable and Safe Transportation,
 - Social Cohesion,
 - Public Infrastructure,
 - Adequate and Healthy Housing, and
 - Healthy Economy

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Adequate and Healthy Housing

Environmental Stewardship

Safe and Sustainable Transportation

Social Cohesion

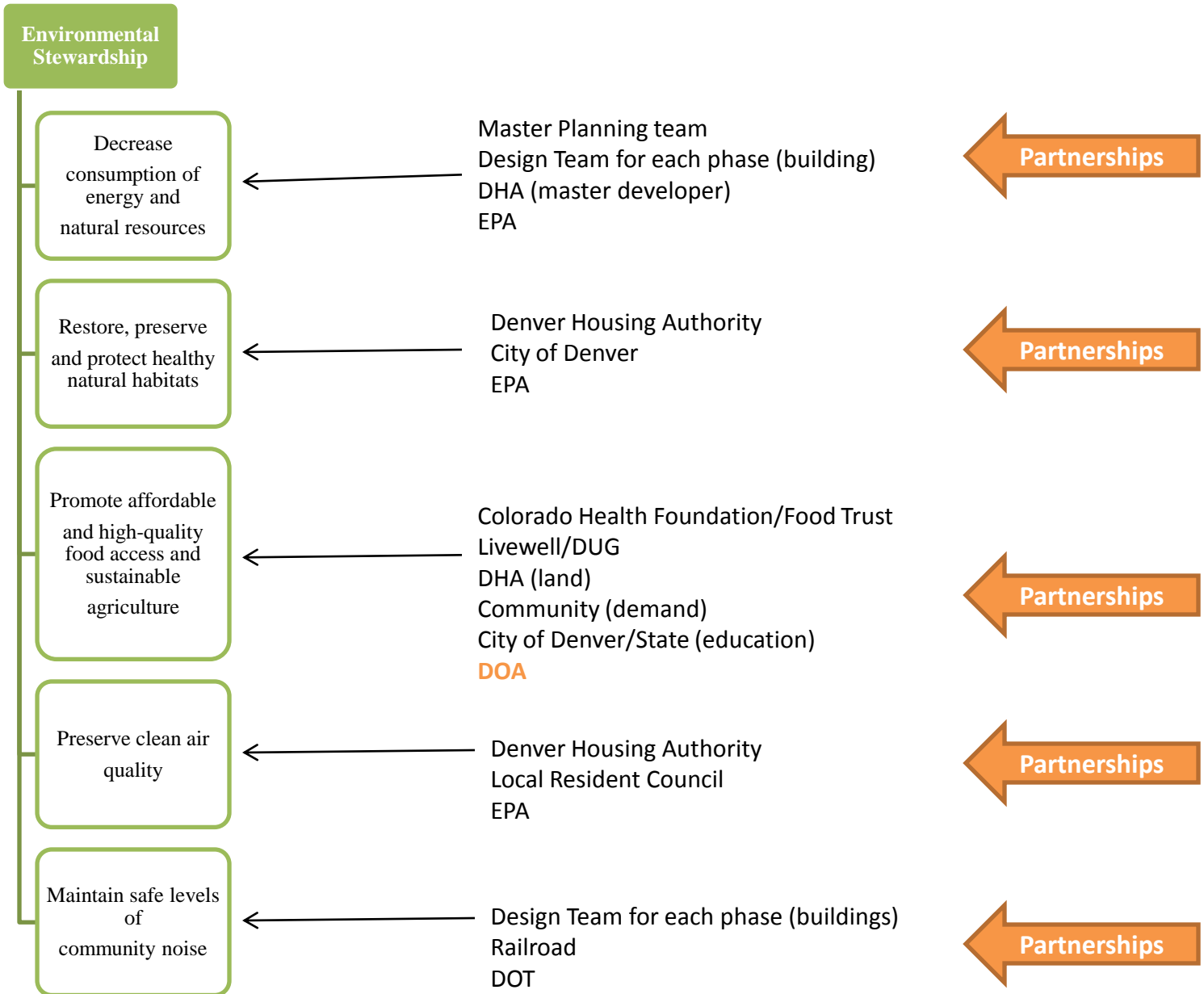
Public Infrastructure

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Healthy Economy

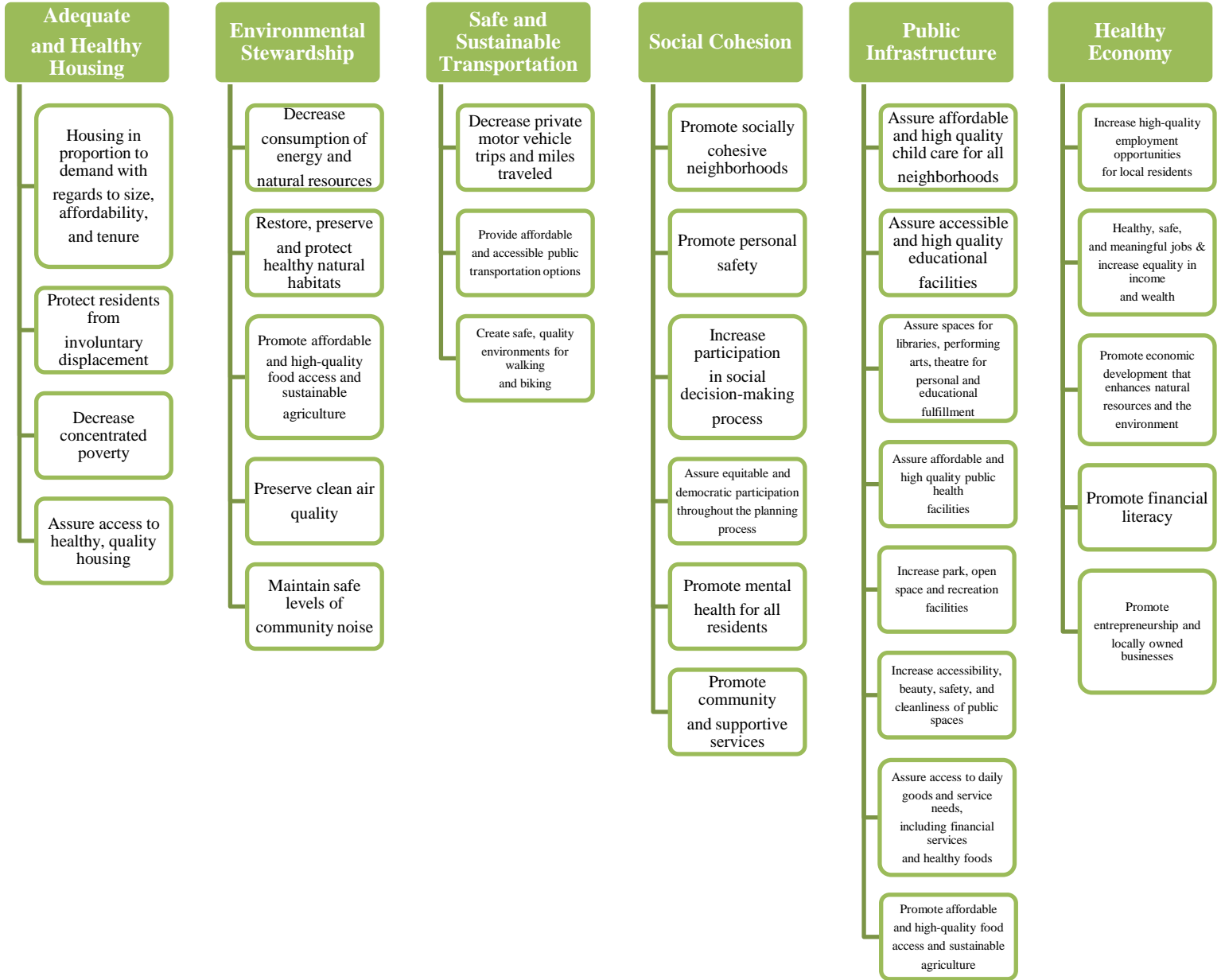
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Healthy Development Measurement Tool



South Lincoln Redevelopment HDMT

Healthy Development Measurement Tool



Master Plan Emphasis is on **Healthy Development:**

Buildings and exterior spaces are designed with **active living guidelines:**

central stairwells,

daylighting to encourage use of stairwells,

bike parking in units and in secured areas (underground parking areas),

Bike repair stations for residents,

B-Cycle stations,

play areas for kids and adults,

links to nearby parks and trails



Master Plan Emphasis is on **Healthy Development**:

10th Avenue Promenade with non-residential uses to make it an **active street**.

A direct view to the light rail station, with art and sculpture.

A public plaza for community gathering, events or festivals.

‘Green streets’ with new tree plantings and comfortable sidewalk widths to encourage walking, making it easier to meet neighbors and provide better access to community amenities.

Designated bike routes provide access the Cherry Creek trail and the Platte River trails



Sources Leveraged for Mariposa....

- 2009 Stimulus Award - \$10m – for Tapiz at Mariposa
 - Leveraged:
 - \$9m of tax credit equity
 - \$2m from City of Denver (Skyline/CDBG)
- HUD HOPE VI grant (FY 2010) - \$22m
 - City CDBG/HOME - \$6.6m
 - State HOME - \$2.5m
 - Low Income Housing Tax Credits – \$5.85m
 - Can leverage into:
 - ~\$37m of equity
 - ~ \$21m of permanent debt
 - EPA funding for green planning/energy modeling - \$150,000
 - Utilize other sources as available (GEO, AHP, Xcel Rebates, etc)

The Redevelopment today.....



The first phase of the redevelopment is now a completed building!
(Tapiz at Mariposa – 100 units of senior/disabled housing) opened in January 2012 and is fully occupied

The Redevelopment today.....



The second phase of construction, including the first phase of demolition, is underway!
(93 mixed-income family units will open in summer 2013)

The Redevelopment today.....



The third phase of construction will begin in fall 2012
(87 mixed-income family units that open in winter 2014)

The fourth phase is beginning design and will begin construction in late spring 2013
(77 mixed-income family units that open in summer 2015)

South Lincoln Redevelopment Denver, CO

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